



Office of the Zoning Board of Appeals

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THE COMMONWEALTH OF MASSACHUSETTS

Town of Grafton  
BOARD OF APPEALS

Thursday, January 9, 2020

Case Number:

2019 /865

Special Permit

JJI REALTY, LLC

RECEIVED TOWN CLERK  
GRAFTON, MA  
2020 JAN 17 AM 9:07

of 19 BETHANY ROAD requesting that the Zoning Board of Appeals grants a Special Permit  
for

THE ALLOW THE ADDITION OF A DORMER ON A PRE-EXISTING, NON-CONFORMING  
STRUCTURE, WHERE THE FRONT SETBACK IS 12.4' AND 30' IS REQUIRED. BOOK: 60988  
PAGE: 241

At their duly held meeting Thursday, January 9, 2020 the Zoning Board of Appeals took the following action

Motion was made by Mr. Yeomans and seconded by Vice Chairman - Ms. Desrosi

That the Zoning Board of Appeals grant a Special Permit to JJI REALTY, LLC

at 13 FERRY STREET GRAFTON MA

TO GRANT JJI REALTY, LLC FOR 13 FERRY STREET A SPECIAL PERMIT TO ALLOW THE  
ADDITION OF TWO DORMERS ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, AS  
DEPICTED IN EXHIBIT A.

**FINDINGS:**

- F1. THE STRUCTURE WAS BUILT IN 1900.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REQUIRES 140 FEET OF FRONTAGE.
- F4. THE LOT HAS 87 FEET OF FRONTAGE.
- F5. THE R20 ZONE REQUIRES A 20,000 SQUARE FOOT LOT.
- F6. THE LOT IS 10,937 SQUARE FEET.
- F7. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 12.4 FEET OF THE FRONT  
BASED ON FINDINGS F1-F7, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F8. THE CURRENT USE IS A SINGLE FAMILY RESIDENCE.
- F9. THE CURRENT HOME IS A 2 BEDROOM, 1 BATH HOME, PROPOSED HOME IS A 3 BEDROOM, 2 BATH HOME.  
BASED ON FINDINGS F8-F10, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F11. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD).

F12. THE CHANGE IS AN INCREASE OF 0% IMPERVIOUS SURFACE.

BASED ON FINDINGS F11-F12, THERE IS NO NEED FOR WSPOD MITIGATION.

**On a roll-call vote:**

Chairman: Yes

Member 2: Yes

Vice Chairman: Yes

Alternate 1:

Clerk: Yes

Alternate 2:

Member 1: Yes

**Motion Granted**

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

, Alternate Member

, Alternate Member

*JS*

Ex A 1/9/2020

**PLAN SHOWING PROPOSED ADDITION  
PREPARED FOR  
JJI REALTY, LLC  
13 FERRY STREET**

**So. GRAFTON, MASSACHUSETTS**

**DECEMBER 13, 2019**

**SCALE: 1 INCH = 30 FEET**

**JARVIS LAND SURVEY, INC  
29 GRAFTON CIRCLE  
SHREWSBURY, MA 01545  
TEL. (508) 842-8087  
FAX. (508) 842-0661  
KEVIN@JARVISLANDSURVEY.COM**

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**ASSESSORS MAP 114  
LOT 121**

**ZONING DATA:**

MEDIUM DENSITY RESIDENTIAL (R20)

LOT AREA = 20,000 S.F.

LOT FRONTAGE = 125'

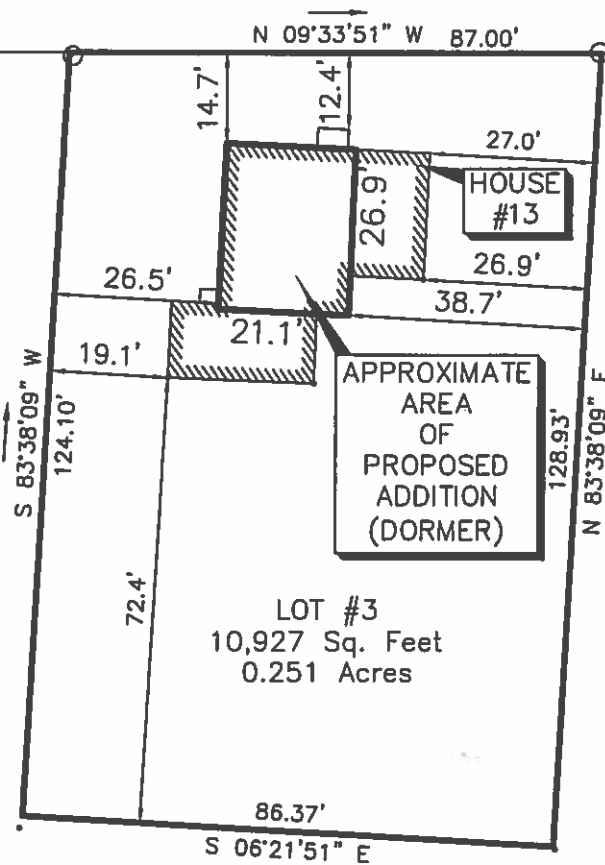
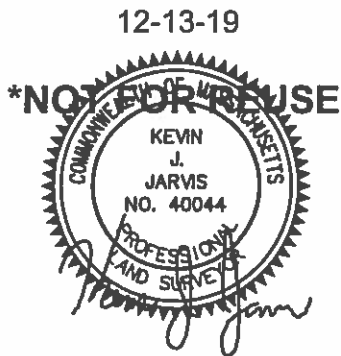
FRONT YARD SETBACK = 30'

SIDE YARD SETBACK = 15'

REAR YARD SETBACK = 15'

**FERRY STREET**

(PUBLIC - 40' WIDE)



NAD83